

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
COUNTY OF BALDWIN

I, MARK A. WATTIER, A LICENSED SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF 68V MEADOWBROOK 2021, LLC SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, AUTUMN WOODS, AS RECORDED ON SLIDE 2025-C OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-25'-53" WEST ALONG SAID WEST LINE A DISTANCE OF 10.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (100' R/W); THENCE RUN SOUTH 89°-55'-47" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1,000.45 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE CONTINUE SOUTH 89°-55'-47" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 838.74 FEET; THENCE RUN SOUTH 00°-12'-03" EAST A DISTANCE OF 130.53 FEET TO A CAPPED REBAR (CA-700-LS); THENCE RUN NORTH 89°-49'-08" EAST A DISTANCE OF 125.19 FEET TO A CAPPED REBAR (CA-700-LS) ON THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE RUN SOUTH 00°-25'-17" WEST ALONG SAID EAST LINE A DISTANCE OF 820.63 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH LINE OF THE GREENWOOD CEMETERY; THENCE RUN SOUTH 89°-54'-48" WEST ALONG THE NORTH LINE OF SAID GREENWOOD CEMETERY A DISTANCE OF 82.33 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-25'-17" WEST ALONG THE WEST LINE OF SAID GREENWOOD CEMETERY A DISTANCE OF 529.00 FEET TO A CAPPED REBAR (WATTIER) ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE RUN SOUTH 89°-54'-48" WEST ALONG SAID SOUTH LINE A DISTANCE OF 578.83 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 00°-25'-17" EAST A DISTANCE OF 15.68 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 00°-00'-00" EAST A DISTANCE OF 42.10 FEET; THENCE RUN SOUTH 89°-34'-43" EAST A DISTANCE OF 8.92 FEET; THENCE RUN NORTH 00°-25'-17" EAST A DISTANCE OF 355.00 FEET; THENCE RUN NORTH 89°-34'-43" WEST A DISTANCE OF 415.00 FEET; THENCE RUN NORTH 00°-25'-17" EAST A DISTANCE OF 545.00 FEET; THENCE RUN SOUTH 89°-34'-43" EAST A DISTANCE OF 95.00 FEET; THENCE RUN NORTH 00°-25'-17" EAST A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 89°-34'-43" EAST A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°-25'-17" EAST A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 00°-04'-13" EAST A DISTANCE OF 131.80 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 25.33 ACRES, MORE OR LESS.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS. SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THUS (E) AS HEREON SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS 1st DAY OF October, 2025

SURVEYOR Mark A. Wattier
ALABAMA LICENSE #20364



CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT 68V MEADOWBROOK 2021, LLC, IS THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT THE SAME HAS CAUSED SAID LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAID LANDS ARE SUBJECT TO MORTGAGES HELD BY D.R. HORTON, INC. - BIRMINGHAM AND BANKPLUS, WHO HEREUNDER JOIN IN THIS CERTIFICATION.

OWNER: 68V MEADOWBROOK 2021, LLC

NATHAN COX - MANAGER

10/1/2025
DATE

MORTGAGEE: D.R. HORTON, INC. - BIRMINGHAM

Taylor Henseler
(SIGNATURE) (PRINTED NAME)

10/5/25
DATE

MORTGAGEE: BANKPLUS

Chris B. Conkan
(SIGNATURE) (PRINTED NAME)

10/2/25
DATE

STATE OF Alabama

COUNTY OF Baldwin

I, Catherine Holladay, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT NATHAN COX, WHOSE NAME AS MANAGER OF 68V MEADOWBROOK 2021, LLC, IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE FOR AND AS THE ACT OF SAID ENTITY ACTING AS MANAGER.

GIVEN UNDER MY HAND AND OFFICIAL NOTARIAL SEAL THIS 1st DAY OF October, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES 5/8/27



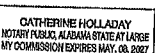
STATE OF Alabama

COUNTY OF Baldwin

I, Catherine Holladay, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT Taylor Henseler, WHOSE NAME AS V.P. OF D.R. HORTON, INC. - BIRMINGHAM (MORTGAGEE), IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, (S)HE, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND AND OFFICIAL NOTARIAL SEAL THIS 2nd DAY OF October, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES 5/8/27



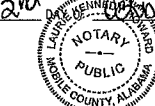
STATE OF Alabama

COUNTY OF Mobile

I, Laurie Kennedy Howard, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT Chris Conkan, WHOSE NAME AS VP OF BANKPLUS (MORTGAGEE), IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, (S)HE, AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND AND OFFICIAL NOTARIAL SEAL THIS 2nd DAY OF October, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES 2/4/29



CERTIFICATE OF APPROVAL BY BALDWIN EMC - POWER:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 7th DAY OF October, 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CITY OF LOXLEY - WATER:

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF LOXLEY, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 9th DAY OF October, 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE - SEWER:

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY SEWER SERVICE, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 10th DAY OF October, 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BRIGHTSPEED:

THE UNDERSIGNED, AS AUTHORIZED BY BRIGHTSPEED, HEREBY APPROVES THE WITH PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 2RD DAY OF OCT, 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 911:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 911, HEREBY APPROVES THE WITH PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 1st DAY OF OCTOBER, 2025.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF BALDWIN, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE 20th DAY OF October, 2025.

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY PLANNING DIRECTOR:

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS THE 2nd DAY OF October, 2025.

PLANNING DIRECTOR MD13

CITY OF LOXLEY CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT FOR ROYAL MEADOWS, PHASE 1, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LOXLEY, ALABAMA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PROBATE JUDGE OF BALDWIN COUNTY, ALABAMA.

William Johnson 10-08-2025
CHAIRMAN, PLANNING COMMISSION, CITY OF LOXLEY DATE

William Johnson 10-08-2025
BUILDING OFFICIAL, CITY OF LOXLEY DATE

William Johnson 10-08-2025
CITY CLERK, CITY OF LOXLEY DATE

NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- THERE IS A DEDICATED DRAINAGE, UTILITY, AND MAINTENANCE EASEMENT OVER THE ENTIRETY OF COMMON AREAS 1, 2 & 3.
- A HOME OWNERS ASSOCIATION (HOA) IS REQUIRED TO BE FORMED. THE HOA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY. THE HOA IS RESPONSIBLE FOR COMMON AREA MAINTENANCE.
- STORM WATER DETENTION AREAS, COMMON AREAS, DRAINAGE EASEMENTS, AND/OR WATER BODIES ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY OR THE CITY OF LOXLEY TO MAINTAIN.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, IF APPLICABLE, AND ENERGY COSTS OF THE STREET LIGHTS.
- THIS SURVEY DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS READILY VISIBLE ON THE SURFACE OR PROVIDED BY THE CLIENT.
- BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE GRID BEARINGS, ALABAMA WEST ZONE.
- LOT 1 SHALL NOT HAVE DIRECT ACCESS TO STAYDAR CIRCLE.
- CAPPED REBARS (WATTIER) HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE HIGHWAY CONSTRUCTION SETBACK (HCS) IS 100' FROM CENTERLINE OF RIGHT-OF-WAY AT TIME OF RECORDING.
- THE 25 FOOT ARTERIAL BUFFER LOCATED ADJACENT TO THE U.S. HIGHWAY 90 RIGHT-OF-WAY IS RESERVED FOR SCREENING. THE PLACEMENT OF STRUCTURES THEREIN IS PROHIBITED.
- R.O.W. WITHIN THE DEVELOPMENT WILL BE PUBLIC R.O.W.
- THERE IS DEDICATED HERewith A 15 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 7.5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.

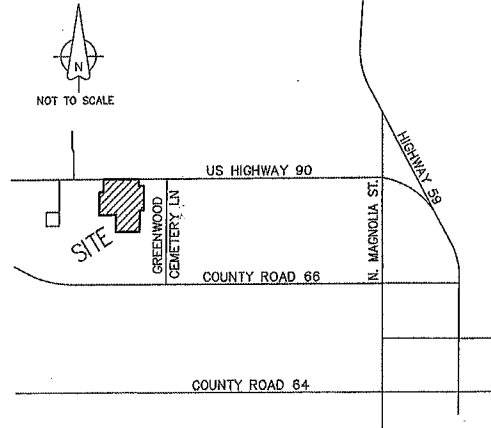
TAX PARCEL NUMBERS:
05-42-02-09-0-000-005.000 (77177)
A PORTION OF 05-42-02-09-0-000-006.000 (43683)
A PORTION OF 05-42-02-09-0-000-006.010 (392064)

FLOOD CERTIFICATE:
THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBERS 0100300543 M AND 0100300544 M, DATED 04/19/2019, AND IS SHOWN TO BE IN FLOOD ZONE "X-UNSHADED".

ENGINEER:
JADE CONSULTING, LLC.
P.O. BOX 1929; FAIRHOPE, AL 36533
251-928-3443

SURVEYOR:
WATTIER SURVEYING, INC.
4318 DOWNTOWER LOOP NORTH, STE H
MOBILE, AL 36609
251-342-2640

DEVELOPER/OWNER:
68V MEADOWBROOK 2021, LLC
NATHAN COX - MANAGER
26051 PREDAZZER LANE, SUITE A
DAPHNE, AL 36626



VICINITY MAP

SITE DATA
CURRENT ZONING: PLANNING DISTRICT 15 RSF-4
LINEAR FEET OF STREETS: 1,981 LF
NUMBER OF LOTS: 40
SMALLEST LOT SIZE: 10,500 SF
AVERAGE LOT SIZE: 14,703 SF
COMMON AREAS: 9.42 AC
TOTAL AREA: 25.33 AC
SITE DENSITY: 1.58 LOTS/ACRE

LOT UTILITY & DRAINAGE EASEMENTS
(EXCEPT AS OTHERWISE SHOWN)
FRONT & REAR: 15'
SIDE: 7.5'

REQUIRED SETBACKS
(EXCEPT AS OTHERWISE SHOWN)
FRONT: 30'
REAR: 30'
SIDE: 10'
SIDE (CORNER LOT): 30'
WETLAND BUFFER: 30'

UTILITIES
WATER:
CITY OF LOXLEY
5151 S. MAGNOLIA STREET
LOXLEY, AL 36551
(251) 964-5162

SEWER:
BALDWIN COUNTY SEWER SERVICE
14747 UNDERWOOD ROAD
SUMMERDALE, AL 36580
(251) 971-3022

POWER:
BALDWIN EMC
PO BOX 220
SUMMERDALE, AL 36580
JOHNNY BRINKMAN (251) 989-0154

BROADBAND:
BRIGHTSPEED
1751 INDUSTRIAL PARKWAY; FOLEY, AL 36535
JEFF CROWE (980) 376-1410

2216957
BALDWIN COUNTY, ALABAMA
HARRY DOLIVE, JR., PROBATE JUDGE
Filed/cert. 10/20/2026 03:43 PM
TOTAL \$60.00 3 Pages
SLIDE 3031D

ROYAL MEADOWS - PHASE 1 PLAT OF SUBDIVISION

SHEET 1 OF 3

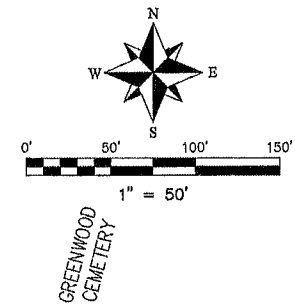
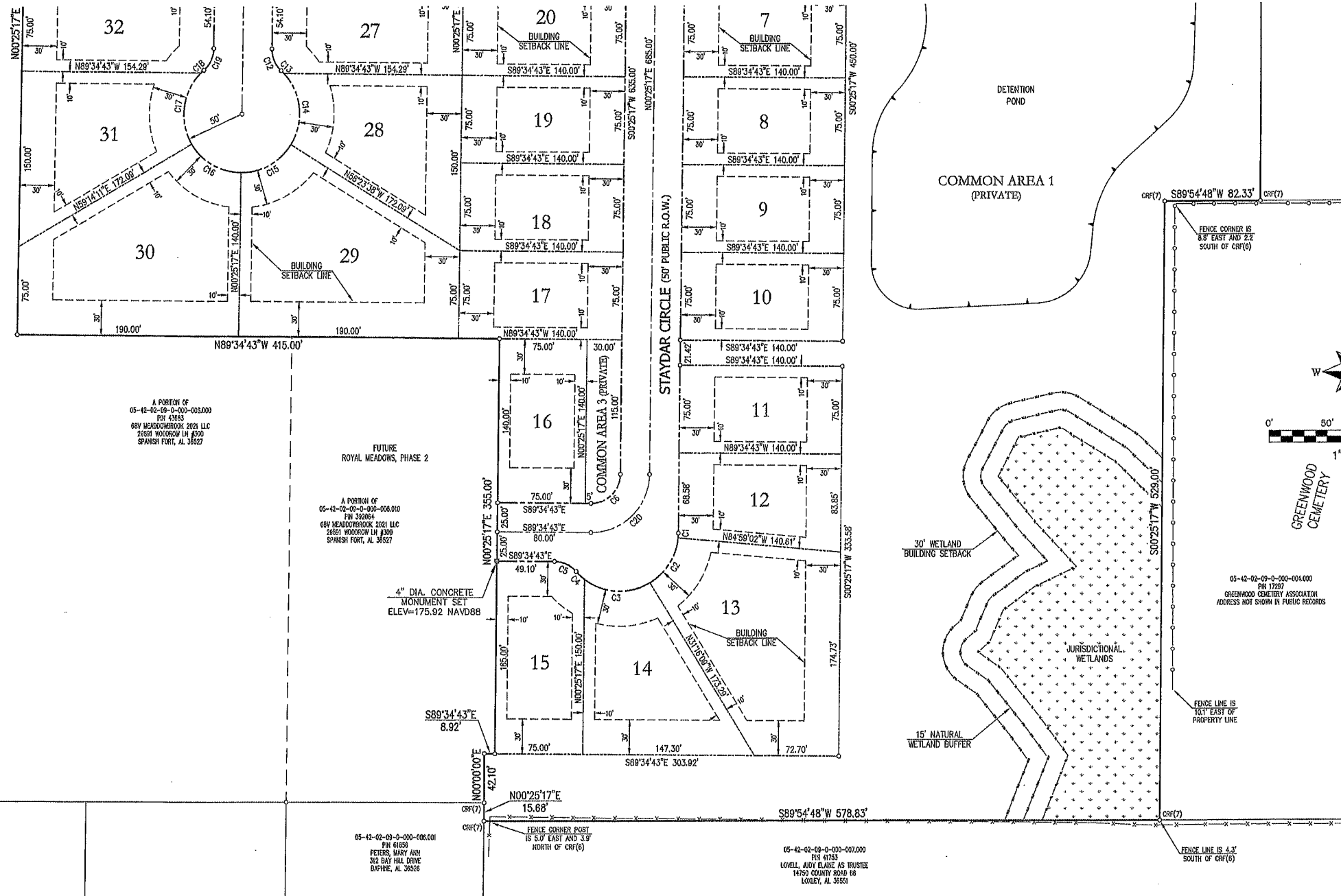
WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

4318 DOWNTOWER LOOP N., SUITE H
MOBILE, ALABAMA 36609 251-342-2640

SEPTEMBER 24, 2025



251-342-2640



LOT WIDTH AT
BUILDING SETBACK LINE

LOT 12	74.99'
LOT 13	72.28'
LOT 14	72.28'
LOT 15	75.00'
LOT 27	76.00'
LOT 28	76.50'
LOT 29	78.55'
LOT 30	78.55'
LOT 31	76.50'
LOT 32	75.00'

2216957
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR., PROBATE JUDGE
Filed/ent. 10/26/2025 05:40 PM
TOTAL \$80.00 3 Pages
SLIDE 3031F

ROYAL MEADOWS — PHASE 1
PLAT OF SUBDIVISION

SHEET 3 OF 3

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

4318 Downtown Loop N., Suite H
Mobile, Alabama 36609 251-342-2840

SEPTEMBER 24, 2025